



NOTICE OF DETERMINATION

DATE FILED & POSTED  
Posted On: 4-4-24  
Removed On: 5-9-24  
Receipt No: 36-0404 2024-243

To:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814  
  
 Clerk of the Board  
County of San Bernardino  
385 North Arrowhead Avenue  
San Bernardino, CA 92415

From: City of Rialto  
Development Services Department  
150 South Palm Avenue  
Rialto, CA 92376

COUNTY OF SAN BERNARDINO  
CLERK OF THE BOARD OF SUPERVISORS  
2024 APR -4 PM 1:28  
CALIFORNIA

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

Project Title: Pepper Avenue PA 1 and PA 10 Project (Related Files: Tentative Parcel Map No. 2023-0005, Conditional Development Permit No. 2022-0015, Conditional Development Permit Nos. 2023-0026 – 2023-0029, Conditional Development Permit No. 2023-0031, Precise Plan of Design No. 2022-0017, & Environmental Assessment Review No. 2022-0048)

State Clearinghouse Number: 2022030161 – Pepper Avenue Specific Plan Amendment and Industrial Development Project Final Subsequent Environmental Impact Report (Certified 2023)

Lead Agency Contact Person: Daniel Casey, Principal Planner

Phone & Email: (909) 820-2535 – [dcasey@rialtoca.gov](mailto:dcasey@rialtoca.gov)

Project Location: Southeast corner of Pepper Avenue and the SR-210 Freeway (APN's: 0264-191-02 & -04)

Project Description: Development of one (1) 224,566 square foot industrial warehouse building, a 3,915 square foot restaurant building with drive-thru service, a vehicle fuel station comprised six (6) fuel dispensers, a 4,042 square foot overhead canopy, a 3,700 square foot convenience market, and a 1,458 square foot automated car wash, and associated paving, landscaping, lighting, fencing, and drainage improvements on 14.29 acres of land (APN's: 0264-191-02 & -04) located at the southeast corner of Pepper Avenue and the SR-210 Freeway. The project also includes the subdivision of two (2) parcels of land (APN's: 0264-191-02 & -04) into three (3) new parcels of land – Parcel 1 (1.21 acres), Parcel 2 (1.43 acres), and Parcel 3 (11.65 acres).

Project Proponent & Address: Newcastle Rialto Associates, LLC – 4740 Green River Road, Suite 110, Corona, CA 92878

Contact Name & Phone: Courtney Wing - (951) 582-9800

This City of Rialto has approved the above-described project on April 3, 2024 and made the following determinations regarding the above-described project:

- 1. The project { will  will not} have a significant effect on the environment.
- 2.  An Addendum to an Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures { were  were not} made a condition of the approval of the project.
- 4. A Mitigation Reporting or Monitoring Plan { was  was not} adopted for this project.
- 5. A Statement of Overriding Considerations { was  was not} adopted for this project.
- 6. Findings { were  were not} made pursuant to the provisions of CEQA.

This is to certify that the Addendum to the Final SEIR and record of project approval is available to the general public at the City of Rialto, Development Services Department, Planning Division, 150 South Palm Avenue, Rialto, CA 92376.

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Daniel Casey, Principal Planner  
Date received for filing and posting at OPR:

Date: 4-4-2024